

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, August 5, 2014  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

The August 5, 2014 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Vice Chairman D.Godwin.

**ROLL CALL**

Members present: T.Flack, D.Fliger, D.Godwin, G.Hunter, S.Odson T.Ripper, Absent: P.Mollenhauer, L.Voigt, L.West. Staff present: E.Jensen, E.Carstens, J.Gould, E.Bodeker, T.Kuhn.

**AMENDMENTS TO THE AGENDA**

Motion by D.Fliger to approve the agenda as submitted. Second by S.Odson. All voted aye. Motion carried 6 – 0.

**COMMUNICATIONS**

There were no communications.

**CITIZEN'S REQUEST**

There were no requests.

**CONSENT AGENDA ITEMS**

**Item #1. Minutes**

Motion to approve and accept the July 22, 2014 minutes of the Plan & Zoning Commission meeting.

**Item #2. Regular Meeting**

Motion to set Tuesday, September 2, 2014 at 7:00 pm as the date and time for the first regular meeting in September.

**Item #3. Villas at Stonehaven Final Plat & PUD Site Plan**

Motion to rescind the August 19, 2008, Plan & Zoning Commission approval of Villas at Stonehaven Final Plat and PUD Site Plan.

Motion to recommend City Council approval of Villas at Stonehaven Final Plat accept private street name designations SW Country Lane and SW Stonehaven Lane and recommend City Council approval of payment in lieu of park land dedication.

Motion to recommend City Council approval of Villas at Stonehaven Final PUD Site Plan.

Motion by S.Odson to approve the recommendations for Consent Agenda Items #1 - #3. Second by T.Flack. All voted aye. Motion carried 6 – 0.

**BUSINESS ITEMS**

**Item #4. Piper Properties Development Preliminary Plat**

**Staff Report:** J.Gould presented an aerial map identifying the location as the southeast corner of the NW Ash Drive & NW 36<sup>th</sup> Street intersection bordered on the east by N Ankeny Blvd. Zoning on the property is R-2 and R-3 with the zoning line following the boundary of the proposed single family lots with the exception of Lot 27 a larger lot located in the southeastern portion of the plat. The northern portion of the 106 acre preliminary plat are outlots for multifamily development to be platted as development occurs; the southern portion consists of 71 single family lots. Conditions placed on the R-

2 zoning require Lots 2 – 10 to have 85-foot lot widths at the building setback – all which comply. Street development includes: NW Reinhart Street connecting from the east side of NW Ash through the development to N Ankeny Blvd; and NW School Street and NW State Street extending from the south. Water and sewer will be extended to service the development. Parkland, with a future 8-foot trail, runs along the southern boundary of the plat connecting NW Ash Drive to N Ankeny Blvd.

S.Odson asked about the 85-foot lot width requirement. J.Gould responded that a condition of the R-2 zoning was that the southern tier of lots be held to a minimum width of 85 feet to align with the residential development to the south.

T.Ripper asked for an explanation on the “full access” notes placed on the plat drawing. J.Gould responded that they denote future connections, some into private development which are not regulated by the city.

T.Ripper asked what is planned for Lot 72, zoned R-3. J.Gould deferred to the developer to respond.

D.Fliger asked what is planned for the northeast corner at NW 36<sup>th</sup> Street and N Ankeny Blvd. J.Gould responded that it is zoned C-2 and is under separate ownership; staff is unaware of any development plans at this time.

Erin Ollendike, Civil Design Advantage, LLC., 3405 SE Crossroads Drive, Suite G, Grimes representing JCorp, said that in regard to Lot 72, the developer is still looking at options, exploring the potential of townhomes on the north side of NW Reinhart Drive with townhomes possible on Lot 72.

Motion by D.Fliger to recommend City Council approval of Piper Properties Development Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Commissioner P.Mollenhauer joined the meeting at 6:40 pm

## **REPORTS**

### **City Council Meeting**

T.Ripper reported on his attendance at the August 4, 2014 City Council meeting

### **Director's Report**

E.Jensen presented the tentative agenda items for the August 19, 2014 meeting and the July Building Permits report.

Prairie Trail Update: E.Jensen provided an update on recent administratively approved final plats and site plans in the Prairie Trail including: Estates at Prairie Trail Plat 3 Final Plat; 1375 SW State Street - Lincoln Savings Bank; 1715 SW Plaza Parkway - Generation Next addition; 1810 SW Plaza Shops Lane - 7 bay bldg.; 1850 SW Plaza Shops Lane - 5 bay bldg.; 1825 SW Plaza Shops Lane - Executive Car Wash; 1711 SW Plaza Parkway - Engineered Per4mance.

### **Commissioner's Reports**

S.Odson asked about the trees along SW Magazine Road. Staff will follow up.

## **MISCELLANEOUS ITEM**

Staff will verify that L.West will attend the August 18, 2014 City Council meeting.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:55 pm.

Submitted by Trish Kuhn, Secretary, Plan & Zoning Commission